This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 01/07/09 13:37 3 pgs
Fees:18.00 Taxes:370.00
20090107-0001681

ADDRESS NEW OWNER:

Karen S. Tippett
Warren S. Tippett, III
5527 South New Hope Road
Hermitage, TN 37076

SEND TAX BILL:

New Owner

MORTGAGEE:
New Owner

MAP AND PARCEL:
MAP 110
PARCEL 183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Denise S. Smith, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Karen S. Tippett and Warren S. Tippett, III** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land lying in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 9 of the Wright Lands unrecorded, and described according to a survey by Stanford & Associates, Inc., dated April 4, 1972, as follows:

Tract No. 9 fronts 170 feet on the easterly side of New Hope Road and runs back between parallel northerly and southerly lines 850 feet, more or less, to a line on the rear which measures 176.5 feet thereon.

Subject to an easement for driveway purposes granted to the owners of adjoining Tract No. 10 over the following described portion of Tract No. 9 as shown on a survey by J. Bruce Rainey, dated February 20, 1986 as follows:

Beginning at a point in the easterly margin of New Hope Road, at the northwest corner of Tract No. 9; thence with said easterly margin of said New Hope Road, South 3 degrees 30" West 21.0 feet to a point; thence North 57 degrees 56" East 36.6 feet to a point in the southerly line of Tract No. 10; thence with a portion of the southerly line of Tract No. 10, North 87 degrees 04' West 20.00 feet to the point of beginning. This easement was granted by deed of record in Book 6796, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest L. Shoemake, Jr., a 98% tenant-in-common interest with right of survivorship; Karen S. Tippett, a 1% tenant-in-common interest with right of survivorship and Mary Denise S. Smith, a 1% tenant-in-common interest with right of survivorship by Quit Claim Deed from Ernest L. Shoemake, Jr. filed in Instrument Number 20040102-0000750 Register's Office for Davidson County, Tennessee, dated November 3, 2003. The said Ernest L. Shoemake, Jr. having since died on May 29, 2009. Upon the death of Ernest L. Shoemake, Jr., Mary Denise S. Smith and Karen S. Tippett each owned a 50% undivided interest in the property as joint tenants with the right of survivorship.

This conveyance is made subject to: (1) 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties: (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 5527 South New Hope Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of January, 2009.

Mary Denise S. Smith

Mary Denise S. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mary Denise S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 7th day of January, 2009.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 7 day of January, 2009.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012